

037.B

Map

0002

Block

0002.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 493,900 /

USE VALUE: 493,900 /

ASSESSed: 493,900 /

Total Card /

Total Parcel

493,900

493,900

493,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		DECATUR ST, ARLINGTON

OWNERSHIP

Owner 1:	MULAGE PRADEEP
Owner 2:	KARKHANIS HANIKA
Owner 3:	
Street 1:	61 DECATUR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	KELLY PATRICK J -
Owner 2:	PERKINS-KELLY LACEY -
Street 1:	61 DECATUR ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1981, having primarily Vinyl Exterior and 2025 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6020																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	493,900			493,900
Total Card	0.000	493,900			493,900
Total Parcel	0.000	493,900			493,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	243.90	/Parcel:	243.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	484,600	0	.		484,600	484,600	Year End Roll	12/18/2019
2019	102	FV	476,900	0	.		476,900	476,900	Year End Roll	1/3/2019
2018	102	FV	431,400	0	.		431,400	431,400	Year End Roll	12/20/2017
2017	102	FV	384,000	0	.		384,000	384,000	Year End Roll	1/3/2017
2016	102	FV	329,200	0	.		329,200	329,200	Year End	1/4/2016
2015	102	FV	316,500	0	.		316,500	316,500	Year End Roll	12/11/2014
2014	102	FV	300,000	0	.		300,000	300,000	Year End Roll	12/16/2013
2013	102	FV	300,000	0	.		300,000	300,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY PATRICK J	72431-552	2	4/8/2019		595,000	No	No		
KELLY PATRICK J	69457-161		6/19/2017	Convenience	1	No	No		
MORAES DEIDRE S	56667-113		3/30/2011		312,000	No	No		
SHEN LENIAN	29057-395		9/2/1998		172,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2003	294	New Wind	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aporo

2021

Type:	8 - Condo TnHs.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:	N - NONE		

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

BK; 17804 PG; 324	648-3638, Building Number 1.
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GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1981	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G5	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl: 0	Rating:	Average
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	10.000000000
Name:	7 - 6013

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1		HB: 1					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.2	%

CALC SUMMARY

Basic \$ / SQ:	245.00
Size Adj.:	0.79629630
Const Adj.:	1.003000002
Adj \$ / SQ:	195.678
Other Features:	35000
Grade Factor:	1.00
NBHD Inf:	1.39999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	603747
Depreciation:	109882
Depreciated Total:	493865

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	0
Totals			
1	5	2	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	273.95	
Special Features:	0	Val/Su Net:	243.90	
Final Total:	493900	Val/Su SzAd	243.90	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,025	195.680	396,248
Net Sketched Area:		2,025	Total:	396,248
Size Ad	2025	Gross Are	2025	FinArea

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

